



## CITY OF ENCINITAS

# DRAFT Building Energy Efficiency Regulations

Encinitas Municipal Code Section 23.12.110



### What projects are affected?

City Council Ordinance 2020-04, adopted by City Council on \_\_\_\_\_, 2020, effects all **new** nonresidential (including mixed use portion), certain multi-unit residential, and hotel/motel buildings as well as all **existing** non-residential, certain multi-unit residential, and hotel/motel building **additions of 1,000 sq. ft. or alterations with a permit value of at least \$200,000**. The ordinance is effective on \_\_\_\_\_, 2020 as part of EMC Section 23.12.110.

### What are the requirements?

#### Energy Efficiency:

Projects must comply with Tier 1 performance standards for Energy Budgets as specified in Section A5.203.1.2.1 of the 2019 California Green Building Standards Code and use as least **ONE** of the following measures for all applicable components of the project:

1. Outdoor lighting that is not greater than 90% of the allowed outdoor lighting power and a color temperature no higher than 3000K for hardscape lighting within Title 24, Part 6, Section 140.7;
2. Service water heating for restaurants that comply with Section 140.5 of the California Energy Code;
3. Warehouse dock seal doors required where dock doors are adjacent to conditioned spaces; **or**
4. Daylight design power adjustment device(s) installed per Title 24, Part 6, Section 140.3(d).

#### Renewable Energy:

Buildings must use on-site renewable energy sources (e.g., solar or wind) consistent with Tier 1 standards in Section A5.211 of the 2019 California Green Building Standards Code **or** participate in a renewable energy portfolio program of a local utility provider that provides a minimum of 75% electric power from renewable energy.

#### Elevators, Escalators, and Other Equipment:

Buildings with more than one elevator or two escalators must provide controls to reduce energy demand, as specified in Section A5.212 of the 2019 California Green Building Standards Code:

- Elevators must use a regenerative drive system that feeds power back to the building when elevator is in motion. Parked elevators must turn off lights and fan automatically until elevator is called to use.
- Escalators must have a motor drive system that is fully regenerative when the escalator is in motion.
- Controls must meet the energy reduction requirements and not interrupt emergency operations.

#### Steel Framing:

Projects with steel framing must maximize energy efficiency to avoid thermal bridging, as specified in Section A5.213.1 of the 2019 California Green Building Standards Code.

### Are there any exceptions?

For the renewable energy requirement, all new projects, alterations with permit values of at least \$1,000,000 and affecting 75% of existing floor area, and alterations that increase roof size by at least 2,000 sq. ft. must comply with Section 23.12.080 B. of the Encinitas Municipal Code. Additionally, project applicants may apply for a waiver or reduction to the renewable energy requirement where the applicant can demonstrate infeasibility.

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